

Hilco Global™
Asset Smarter

Established Vineyard & Winery Freehold Estate For Sale

On The Instructions of The Joint Fixed Charge Receivers

Site Area of 20.77 acres (8.41 Ha) approx.

Offers invited

Carr Taylor Vineyard,
Yew Tree Farm,
Westfield,
Hastings
TN35 4SG



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Key Highlights

- A rare opportunity to acquire an established freehold vineyard and winery
- Business also available
- Appealing to both new entrants and existing producers
- Situated in an idyllic position in East Sussex
- Freehold estate c.21 Acres (8.41 Ha)
- Principal three bedroom house with a two bedroom annex
- Range of winery buildings and bonded storage
- Potential to diversify further into tourism and leisure
- Planning consent formerly granted for winery, visitor centre & restaurant

Description

Established in 1971 and continuously managed under the same ownership, the vineyard is situated on gently sloping, south-facing land. It is planted with a mix of Reichensteiner, Gutenborner, Schönburger, Ortega, Dornfelder, and Bacchus, alongside the classic Champagne varieties—Pinot Noir, Pinot Meunier, and Chardonnay.

In 1983, the estate produced England's first commercially available traditional method sparkling wine, benefiting from the favourable climate, an elevation of approximately 40 metres above sea level, and clay loam soils. The site is naturally sheltered by Hastings Ridge to the south. Over the years, the estate has gained recognition, earning over 150 awards in international competitions.

Yew Tree Farm is accessed from Wheel Lane and comprises a principle three bedroom house, with an adjoining two bedroom annex, and a range of former stable buildings which have been converted to house the winery and bonded storage.

The ringfenced estate extends to approximately 21 acres in total, including the farm and a walled garden, with c.17 acres currently under vine. Approximately 8 acres were replanted in 2010 with Pinot, Pinot Blanc and Bacchus grape varieties.
The Company operates an onsite shop and café, which is used to accommodate customers with seasonal vineyard tours being operated throughout the summer months.

There are numerous growth opportunities including the construction of a new visitor centre/restaurant and winery, allowing for the expansion of the existing operations. Planning consent was previously granted in 2008 for the redevelopment of the existing winery with ancillary shop, office, tasting rooms, restaurant and exhibition space, in addition to the enlargement of the bonded storage, although this permission has now lapsed.



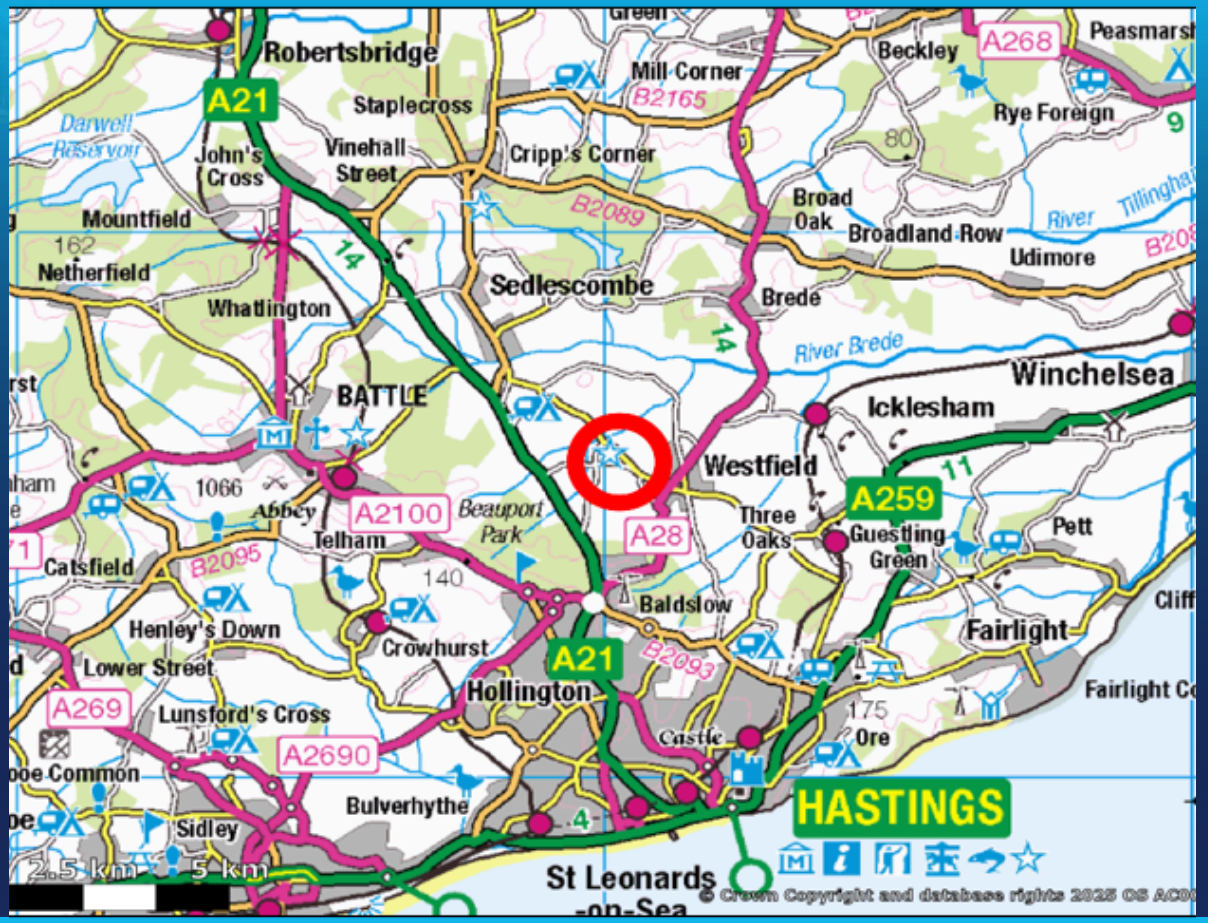
Carr Taylor Vineyard, Yew Tree Farm, Westfield, Hastings TN35 4SG



Location

Yew Tree Farm is set amid the Sussex Weald, an Area of Outstanding Natural Beauty around half a mile from the village of Westfield, which offers a good range of local amenities, primary school and Post Office. .

The much larger coastal town of Hastings is 4 miles away and the historic town of Battle 3½ miles away offering a variety of retail and convenience stores plus a range of independent shops, cafes and both primary and secondary schools. The main A21 is within 1½ miles of the property and offers direct transport links to Hastings in the south and to the M25 30 miles and London to the north



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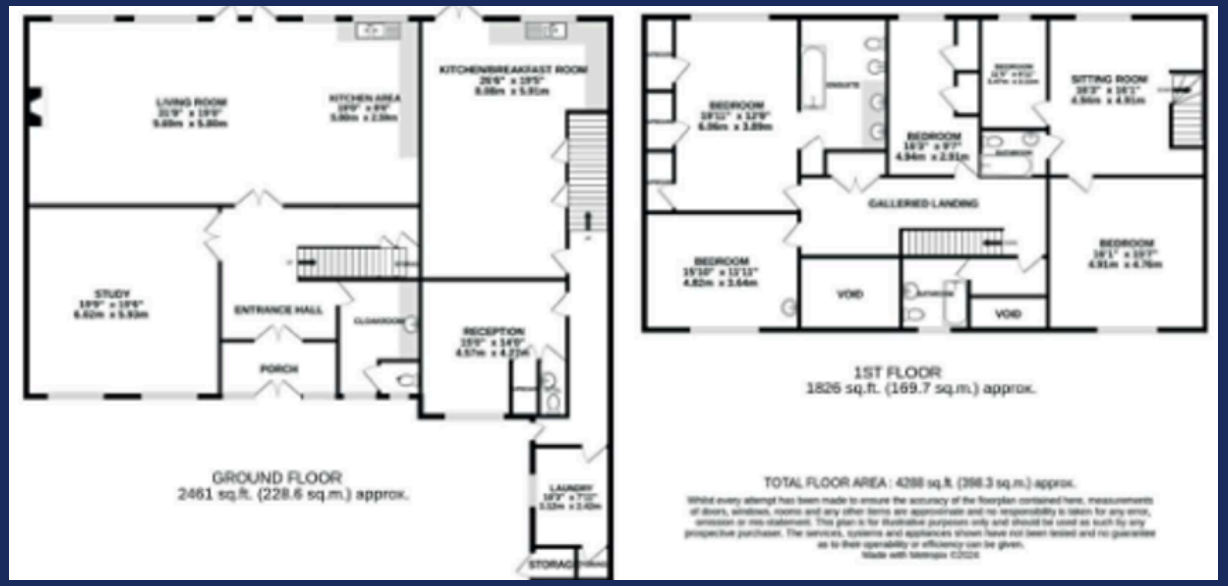


Residential Accomodation

The principal dwelling is a converted three-bedroom coach house, alongside which is a two-bedroom annex together with shop and cafe. The winery is contained within the original stables and barns which have been converted and are largely constructed of brick together with more modern, portal framed buildings, with five separate areas having bonded status.

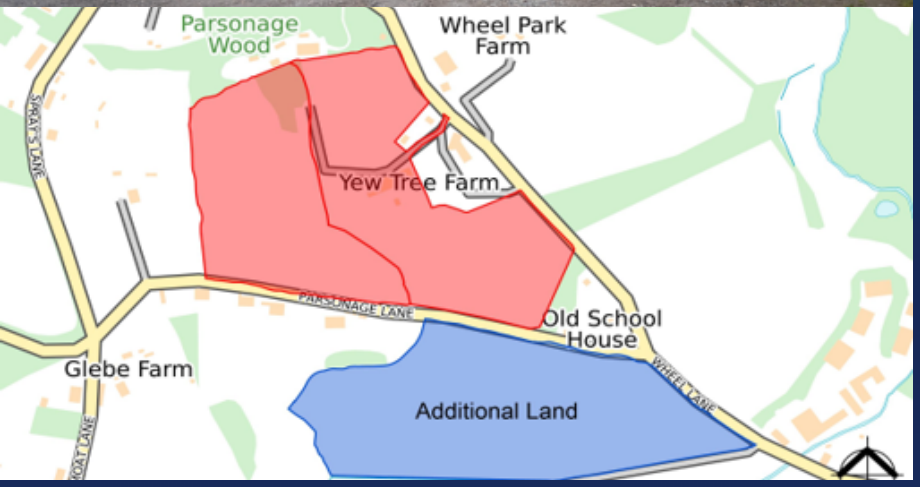
The Coach House was converted in 1969 the property comprises a traditional brick-built structure under a tiled roof with accommodation set over two floors, the ground floor offering a large entrance hall, opening into the large open plan living room and kitchen, high ceiling drawing room and utility with store and separate WC. The upstairs landing is a mezzanine over the entrance hall, with three bedrooms off. Two small doubles with built-in storage and hand basins. The large master bedroom has various storage cupboards and an en-suite with a bath installed, shower over, Jack-and-Jill hands basins and WC.

The two bedroom attached annex benefits from its own front and rear entrance, as well as internal doors from the main dwelling and the adjoining traditional store. Internally the annex comprises a large open plan kitchen/living room, reception room, WC and small storage room/office. Upstairs is a single bedroom/office and family bathroom. the property opens into a large landing area/sitting room with a single bedroom/office, family bathroom, double bedroom with walk through store and en-suite shower over bath, WC, basin and heated towel rail.









The Vineyard

The vineyard was originally planted in 1971 with grape varieties including Reichensteiner, Gutenborner and Dornfelder. In 2010 c.8 acres were replanted with Pinot Noir, Pinot Blanc and Bacchus grape varieties, with c.17 acres in total currently under vine.

Additional Land

An additional parcel of land of c.15 acres, has been planted by the Company and operated for a significant number of years but is not in the ownership of the estate. A plan detailing the estate and additional land is shown highlighted blue in the below plan.

Winery and Commercial Buildings

The original stables and barns have been converted to provide the winery operations with five separate areas having bonded status, with a more modern steel portal framed warehouse having been constructed within the farm yard providing additional storage for the sur latte wine stock.
There is opportunity to grow the existing operations with the construction of a new visitor centre/restaurant and winery. Planning consent was previously granted in 2008 for the redevelopment of the existing winery with ancillary shop, office, tasting rooms, restaurant and exhibition space, in addition to the enlargement of the bonded storage, although this permission has now lapsed.

Accommodation

The outbuildings provide the following approximate Gross Internal Areas:

ACCOMMODATION	Sq M	Sq Ft
BOND A - Winery	107.59	1,158
BOND B - Storage	111.62	1,201
BOND C - Bottling Room	125.85	1,355
BOND D - Storage	93.20	1,003
BOND E - Steel Portal Framed Warehouse	132.52	1,426
TIMBER LEAN-TO - Additional Storage	12.85	138
BRICK STORE - Storage	20.85	224
SHOP AND CAFE	123.01	1,324
TOTAL	**727.49**	**7,831**







Terms

Offers are invited for the freehold property in conjunction with the business and vineyard operations. Each party is to bear their own legal costs.

Sale Process

It is intended that the property will be sold by way of private treaty.
The vendors are not bound to accept the highest, or indeed any offer received.

Further Information

Additional information is available via an online data room, and any requests for further information should be made via the agents.
Viewings strictly via the sole agents, Hilco Global Real Estate Advisory.

Services

Mains and private water via an established well. Mains electricity (three phase). Mains drainage. LPG.

Easements, Wayleaves & Rights of Way

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the title deeds together with all public or private rights of way, wayleaves, easements and other rights of way affecting the property.

Boundaries

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Business Rates, Counisl Tax & EPC

Ratable Value of £7,600 | Council Tax Band: G | EPC Rated E (46)

More Details

Click to view more details

Viewings

Strictly by Prior Appointment Made With Hilco Real Estate Advisory Representatives

Further Information & Data Room

A secure data room will be made available to genuinely interested parties. Interested parties should formally register their interest with the sole agents.

Disclaimer
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